

CHAPTER 10

MOBILE AND MANUFACTURED HOMES

Section

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10-2. Location and use.
10-3. Permanent residential placement of mobile and manufactured homes.

10-1. Purpose.

This chapter is enacted to ensure that mobile and manufactured homes are included in the spectrum of available housing options, to ensure that they are treated as much like any other type of residential construction as is practicable and to protect the residential character of the neighborhoods in which these units are placed. (Ord.2005-30, 11/22/05)

10-2. Location and use.

(1) No mobile or manufactured home shall be located, placed, used or occupied in any zoning district other than where allowed by this chapter.

(2) Mobile or manufactured homes may be stored, displayed and sold in commercial and manufacturing districts when such use is permitted or conditionally permitted. They may not be occupied except where a residential structure permit is issued for temporary placement as allowed in Chapter 4-26, Tooele County Land Use Ordinance. (Ord.2005-30, 11/22/05)

10-3. Permanent residential placement of mobile and manufactured homes.

Mobile and manufactured homes may be placed in any zone where single-family residential units are permitted, provided:

(a) if the unit is a mobile home, it is inspected prior to being brought onto the lot and approved for use by the building official or designee;

(b) each unit is placed, with the wheels and running gear removed, on a permanent foundation in accordance with plans providing for vertical loads, uplift, lateral forces and frost protection in compliance with the applicable building code;

(c) a building permit has been issued for the unit.

(d) the unit is being placed on a buildable lot in accordance with Chapter 4-4 of the Tooele County Land Use Ordinance; and

(e) the unit complies with all local land use ordinance requirements and pertinent building codes, applicable to single-family residential uses within that zone. (Ord.2005-30, 11/22/05)